

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13 Larnaca Court, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,627,500 Property Type House Suburb Templestowe

Period - From 01/04/2025 to 31/03/2026 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	6 Rimmer PI DONCASTER EAST 3109	\$2,300,000	23/11/2025
2			
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

Year ending March 2026: \$1,627,500



 5  3  2

**Property Type:** House

**Land Size:** 1284 sqm approx

Agent Comments

## Comparable Properties



**6 Rimmer PI DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  3  4

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 23/11/2025

**Property Type:** House (Res)

**Land Size:** 985 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.